





Property Description

This well-proportioned two-bedroom mid-terraced home is located in a convenient residential area of Luton and offers versatile living accommodation, making it an excellent choice for first-time buyers, small families, or investors.

The ground floor features a bright and spacious lounge, creating an ideal space for relaxation and entertaining.

To the rear, the kitchen/dining room is fitted with a range of units and offers ample space for dining.

Beyond this, a useful utility area adds further practicality, with access to a convenient ground floor WC.

On the first floor, the property comprises two well-sized bedrooms, both providing comfortable living space. A modern shower room is also located on this level, serving both bedrooms.

The rear of the property boasts a well-maintained and private garden, mainly laid to lawn and bordered by mature hedging, offering a good degree of privacy. This is further enhanced by established plants and shrubs, while a paved pathway runs through the garden, leading to a large garage and off street parking.

The property is conveniently positioned close to local amenities, schools, and transport links, providing easy access into Luton town centre and surrounding areas.









Total floor area 73.6 m² (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318280



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUT318280 - 0005